

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 9, 2013**

- 6. APPLICATION:** **Z13-012 (ACCELA # 13335-00000-00078)**
Location: **1516 CHESAPEAKE AVENUE (43212)**, being 0.51± acres located on the north side of Chesapeake Avenue, 190± feet east of North Star Avenue. (130-001391, Fifth by Northwest Area Commission).
Existing Zoning: R, Rural District.
Request: AR-1, Apartment Residential District.
Proposed Use: Multiple-unit dwellings
Applicant(s): Metropolitan Holdings LLC; c/o Jeffrey L. Brown & David L. Hodge, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Kitchner Park Inc; 887 Chambers Road; Columbus, Ohio 43212;
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov

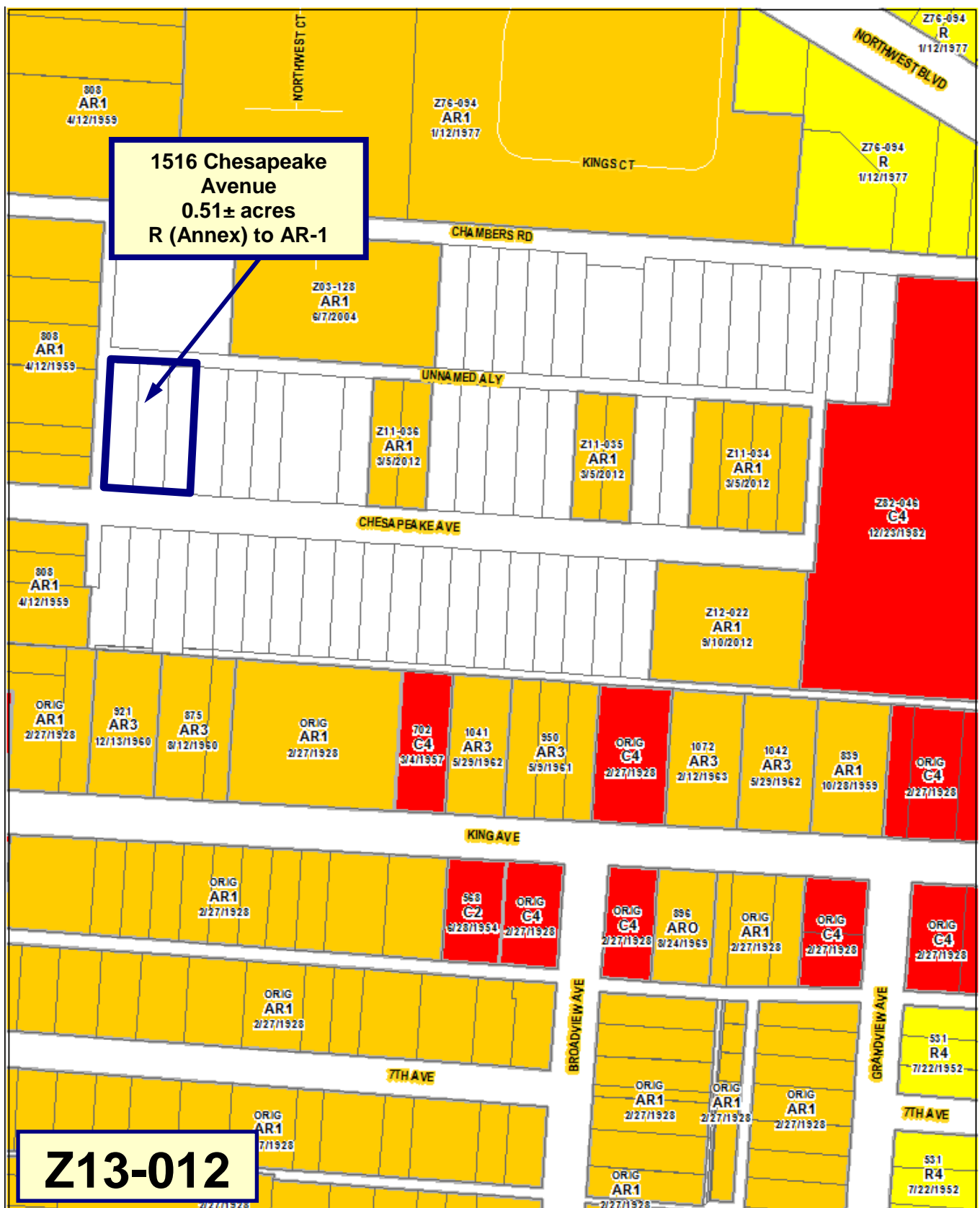
BACKGROUND:

- This 0.51± acre site is one of four recently annexed sites the applicant is currently seeking to rezone to the AR-1, Apartment Residential District on this portion of Chesapeake Avenue in order to develop multi-unit dwellings. The applicant was granted approval for four rezonings on Chesapeake Avenue to the AR-1, Apartment Residential District to develop multi-unit dwellings in 2012. This site is developed with a single-unit dwelling and a commercial warehouse. The applicant is also pursuing a concurrent Council variance to reduce various development standards on this site. The Council variance is only heard by City Council and will not be considered at the Development Commission hearing.
- To the north is an office building in Franklin County. To the south across Chesapeake Avenue is an office building and warehouse use in Franklin County. To the east are multi-unit dwellings zoned in the R, Rural District which the applicant is also proposing to rezone to the AR-1, Apartment Residential District for new multi-unit dwellings. To the west are multi-unit dwellings zoned in the AR-1, Apartment Residential District.
- The site is located within the planning area of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends mixed-use development for this location.
- The recommendation from the Fifth by Northwest Area Commission is not available as of the preparation of this report.

CITY DEPARTMENTS' RECOMMENDATION: Approval

Given the AR-1 zoning to the west and also proposed to the east and the office uses located to the north and south of the site, Staff finds this proposal consistent with the

development and zoning patterns in the area. Staff believes the warehouse use to the south across Chesapeake Avenue will eventually disappear and finds the proposed use to be compatible with the recommendation of the Fifth by Northwest Neighborhood Plan (2009).



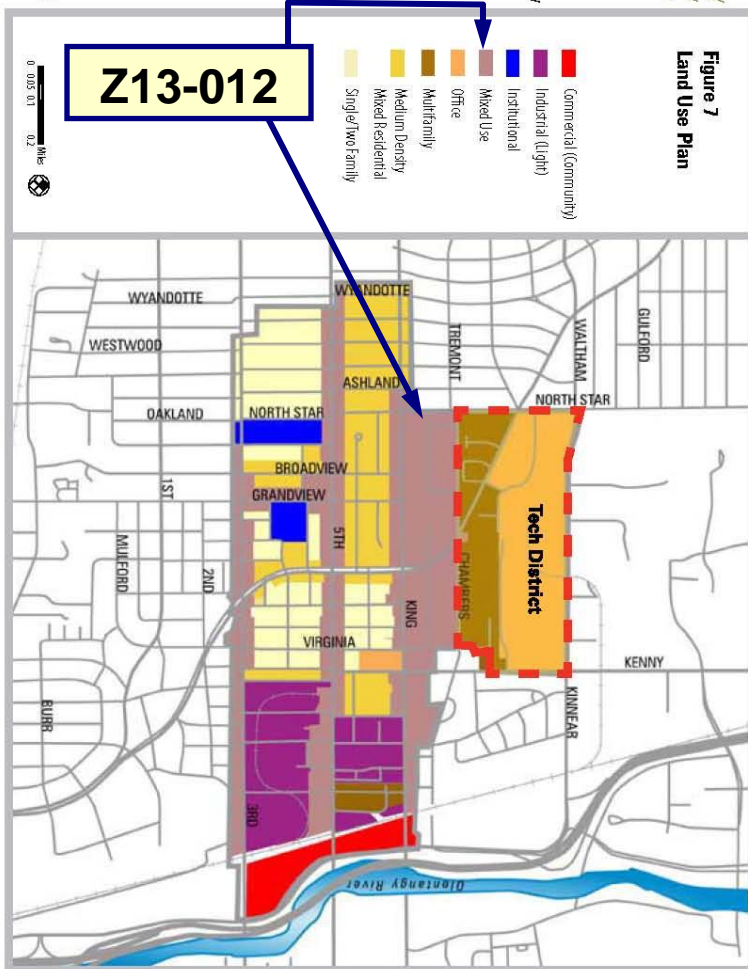
Z13-012

Policy:

Mixed use development should be common on Fifth by Northwest's primary corridors and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

Guidelines/Strategies

- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.
- Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated with in a single building (no new stand-alone retail).





1516 Chesapeake
Avenue
0.51± acres
R (Annex) to AR-1

Z13-012